

## Grandview Villas - HOA Board Meeting Minutes

September 28 @ 6:30pm MST

Location: [Remote via ZOOM - Recurring Monthly Link](#)

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Call to order: Meeting called to order by Will @ 6:38 MST

### Attendees:

- Board Members: Lauren Klopfenstein (Secretary) (309), Will O'Donnell (President) (101), Elisa Kuriyagawa (Member at Large) (108), Wojciech Zolcik (Vice President) (315)
- Owners Present: Bruce Speake, Raquel Salinas

### Reading of Minutes:

- Secretary: Lauren
- Motion to Accept Dispensing minutes from August

### President's Report:

- Update on Pavement seal - Cost \$6445, when the time comes we will get an estimate for replacement just so we can make sure our budget is correct.
- Update on Chokecherry bushes-Waiting for them to go on sale
- Update - Purchase signage for handicapped parking, no fire and one way signage. Will will get signs to replace the current handicap parking signs. Jon Lovitt has volunteered to hang them. Hang some additional Parking by Permit signs as well. Lauren will look into this. Order 5 handicap, Renters can not use the Fire Pit, 2 one-way signs, Parking by Permit order 3 of them.
- Update: Need leases for long-term renters, Dawn was going to do a form - table for next month
- Update: Request landscape entry at corner of Bella Vista Ct and Sailboat Ln. - Cory will move some rock in the next week or so
- Update: Discuss owner request to install new windows - will look at bylaws for window replacement - Lauren will follow-up.
- Will thanks Bruce for cutting down and cleaning up trees.
- We will order and install a fan in the attic in building 2
- Concentric Vent Update: One of the units pipe was disturbed when they were replacing the Concentric Vents. We will have GL Plumbing replace

that pipe. We hope to have the Concentric Vent replacement done by Friday, the 30th.

#### **Treasurer's Report:**

- **Account Balances as of 18 Sep 2022:**
  - Operating = \$48,819.45
  - Reserves = \$74,023.99
- **Profit & Loss as of [31 Aug 2022](#):**
  - Net Income to Operating = **-\$3,719.99**
  - Net Income to Capital Reserves = \$17.08
- **Aging Report as of 31 Aug 2022: \$0 (>90 days); \$0 (61-90 days); \$200.27 (31-60 days); \$0 (1-30 days)**

#### **Unfinished Business:**

- **From the annual meeting: Talking about coming up with a list of things that need to be done to maintain the complex. This list would be sent to everyone and it would include a specific amount of time for every unit owner to participate in. If you can not participate physically there will be other things that can be done.**
- **Parking Violation:**
  - post-it-note like paper we can attach to the windshields when we think that someone is parked there illegally, I have attached it again. For now we are going to order these stickers and put up new signs and hope that helps our problem.
- **Response from Unit 115 and his plan for his fence**

#### **New Business:**

- **Looking for volunteers who would like to help with the 2023 Budget and LTRP. (2022 Budget Committee members were: Mariann Babuska, Krystal Steward, and Joe Kissel). Kickoff will be in mid-October with a goal of having a Budget and LTRP to present for Board approval at the November Board meeting and Unit Owner approval in December. Optimally looking for 3-4 Unit Owners who are willing to put in ~10 hours for material review (2022 Budget and actuals as well as Reserves Analysis) and meetings. Note to Secretary - please send a request for volunteers to all Unit Owners. Thanks. Will O'Donnell volunteers**

- **Update on purchasing stakes for plow season - Will is working on it**

**Meeting Adjourned: Motion: Lauren    Second: Raquel    Adjourned at: 8:00pm**